

An aerial photograph showing a large body of water (Cobaki Lakes) in the center, surrounded by dense urban development, roads, and some green spaces. The water is a light blue-grey color, and the surrounding land is a mix of grey (buildings/roads) and green (vegetation).

Cobaki Lakes Residential Community Development Request for SEARs

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23rd November 2017

Prepared for: Leda Manorstead Pty Ltd
Project: Cobaki Lakes Residential Community Development
Document: Section 75W Modification to Part 3A approval

Revision: Date: 23/11/2017
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1.0 Introduction

1.1 Purpose & Background

This Environmental Assessment has been prepared by ae design partnership on behalf of LEDA Manorstead Pty Ltd. (see Appendix A) to request the issue of the Secretary's Environmental Assessment Requirements (SEARs) to enable amendment to the existing Concept Approval applying to 73 Sandy Lane Cobaki Lakes (hereafter referred to the subject site), including allotments shown in Table 1.

The Concept Plan was approved under Part 3A of the Environmental Planning and Assessment Act 1979 (the Act), introduced in 2006 to establish a framework for the assessment and approval of projects deemed to be of regional or state significant. In 2011, Part 3A was repealed and replaced with an alternative system of assessment, however certain projects which had already been approved, or that were well advanced within the Part 3A system remain within the provisions of Part 3A, including the Cobaki Estate. Modifications to projects determined under Part 3A can be made under Section 75W of the EP&A Act. This report documents a Section 75W modification to Concept Approval 06_316.

The Concept Approval, determined 6th December 2010, enabled the lodgement of Development Applications consistent with the Concept Plan to include across 16 Precincts (see Appendix B):

- Residential development for approximately 5,500 dwellings;
- Town Centre and neighbourhood centre for future retail and commercial uses;
- Community facilities and school sites;
- Open space;
- Wildlife corridors;
- Protection and rehabilitation of environmentally sensitive land;
- Road corridors and utility services infrastructure;
- Water management areas; and
- Roads and pedestrian and bicycle network.

The Concept Approval has been the subject of a number of Modifications (see Appendix B). Modifications proposed as part of this application seek concept approval for the development of a town centre within Precinct 5.

1.2 The Proposed Modification

Through Section 75W, the proposal seeks modification to the Concept Plan and Height Controls Plan approved under Concept Approval 06_0316 as follows (see diagrams attached in Appendix 4):

- Reduced town centre in Precinct 5 with:
 - Portion south of approved connector road retained; and
 - Portion north of approved connector road replaced with residential uses.
- Amended height controls to enable development with maximum height not to exceed height of finished level of:
 - In Precinct 5: Adjoining ridgeline/knoll in land zoned Environmental Protection Area to the north.
 - In Precincts 11, 12, 15 and 17: Adjoining ridgeline/knoll in land zoned Environmental Protection Area to the west.

Table 1: Allotments comprising subject site

Allotment No.:	Deposited Plan (DP):
1	570076
2	566529
1	562222
1	570077
1	823679
46	755740
54	755740
55	755740
199	755740
200	755740
201	755740
202	755740
205	755740
206	755740
209	755740
228	755740
305	755740

2.0 Context & Site Analysis

2.1 Strategic Context

2.1.1 North Coast New South Wales & South East Queensland

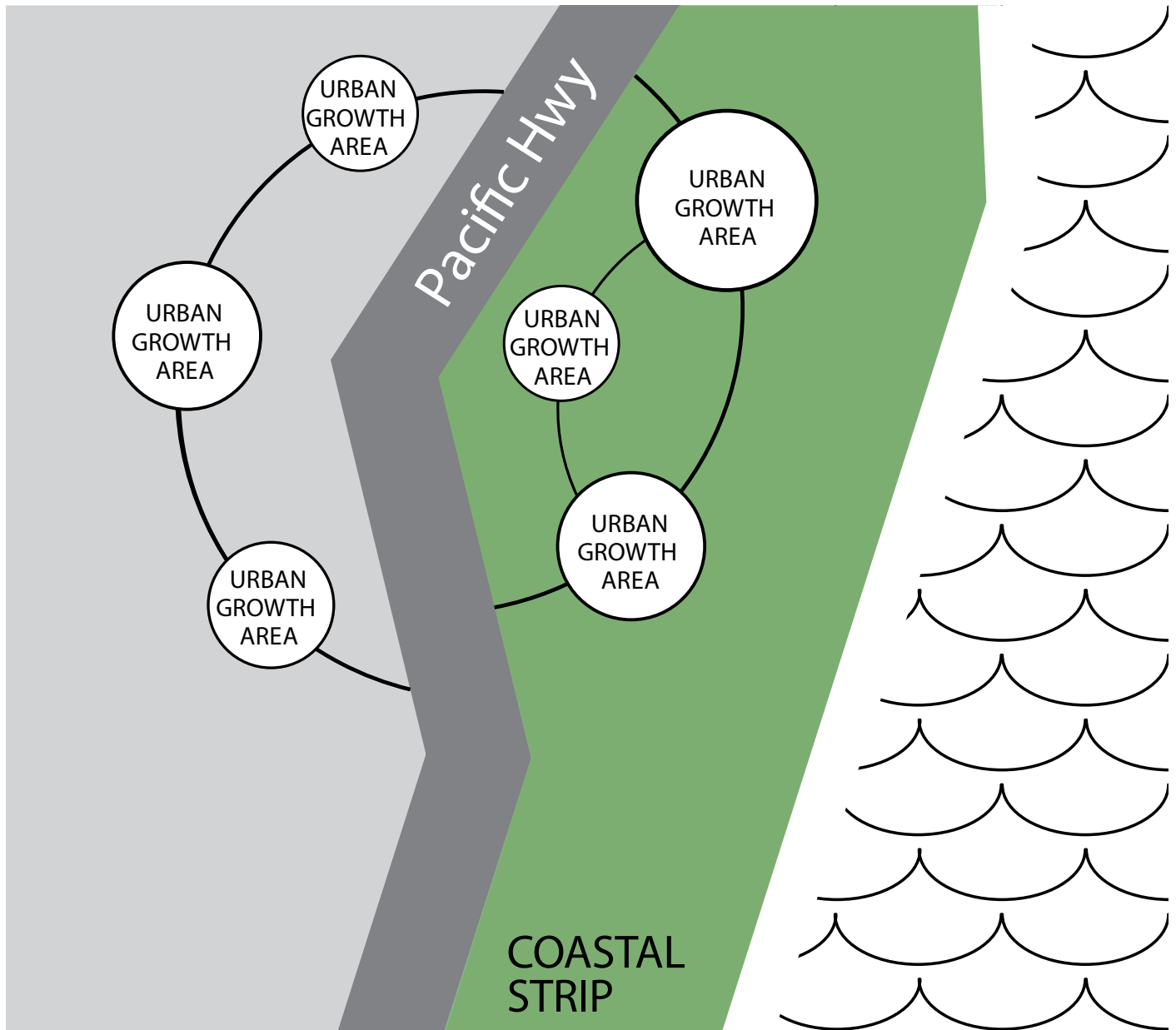


Figure 1: Settlement Planning Principles (NSW DoPE 2017, p. 16)

As shown in the Figure above, the Pacific Highway forms the spine of the New South Wales North Coast and Queensland's south east, linking Sydney and Brisbane via a series of Regional Cities and Strategic Centres (NSW DoPE 2017). Tweed Heads is identified as a Regional City and a "gateway between the North Coast and South East Queensland" (p. 70).

There is an opportunity for development within Tweed Heads consistent with the Goals and Planning Principles of the North Coast Regional Plan:

- Goals (comprehensive list of Goals/Directions/Actions provided in Appendix C):
 - *Goal 1: The most stunning environment in NSW*
 - *Goal 2: A thriving, interconnected economy*
 - *Goal 3: Vibrant and engaged communities*
 - *Goal 4: Great housing choice and lifestyle options*
- Planning Principles (see Figure on right):
 - *Principle 1: Direct growth to identified urban growth areas*
 - *Principle 2: Manage the sensitive coastal strip*
 - *Principle 3: Provide great places to live and work in a unique environment*

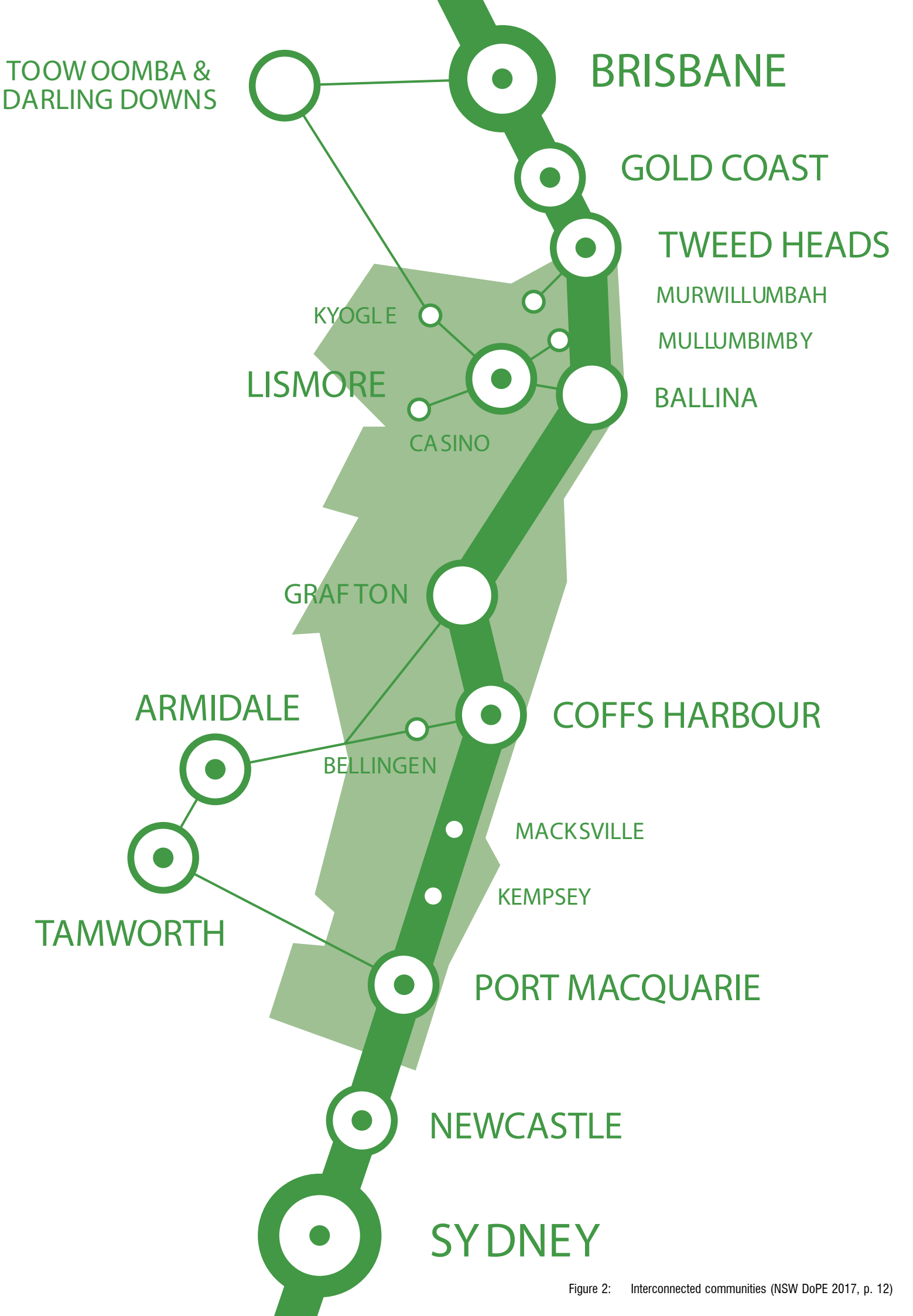


Figure 2: Interconnected communities (NSW DoPE 2017, p. 12)

2.1.2 Tweed Local Government Area

There is an opportunity for development of Cobaki (identified as Urban Growth Area in Figure overleaf) in accordance with the following Priorities for Tweed Shire Local Government Area (p. 70):

- **Regional priorities:**
 - *Manage and support growth in Tweed Heads.*
 - *Foster stronger alignment and integration with South East Queensland and adjoining local government areas such as Byron, Ballina and Lismore.*
 - *Deliver housing and jobs growth in Tweed Heads, Murwillumbah and Pottsville.*
- **Economy and employment:**
 - *Foster the growth of knowledge-based education and health-services industries within the Southern Cross University and The Tweed Hospital precincts.*
 - *Maximise opportunities associated with the growth of South East Queensland.*
 - *Promote economic diversification and business, industrial and aviation-industry employment growth by leveraging opportunities related to the Gold Coast Airport.*
 - *Identify opportunities to expand nature-based, adventure and cultural tourism places ...*
- **Housing:**
 - *Deliver housing in Kingscliff, Cobaki, Bilambil, Terranora, and Kings Forest, and explore additional Greenfield opportunities at Dunloe Park in Pottsville.*
 - *Enhance housing diversity by increasing the number of homes in Tweed Heads, Kingscliff, Cobaki, Kings Forest and Dunloe Park.*

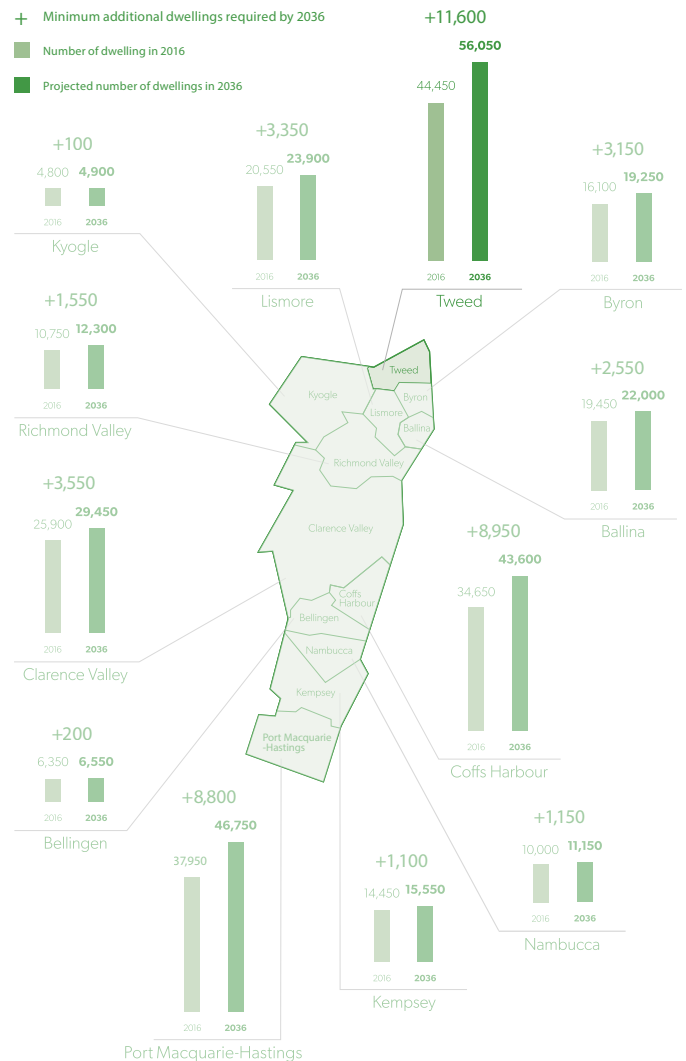


Figure 3: North Coast Region Minimum Housing Supply (NSW DoPE 2017, Fig. 10, p. 55) with Tweed Shire Local Government Area highlighted)



Figure 4: New housing delivery by type (NSW DoPE 2017, p. 56)

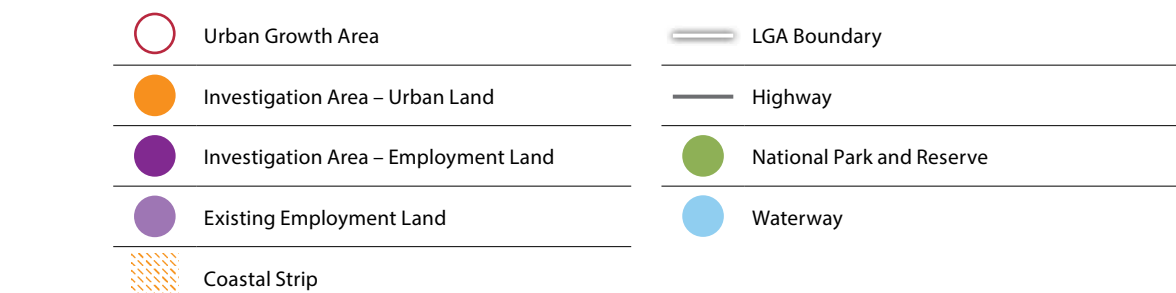
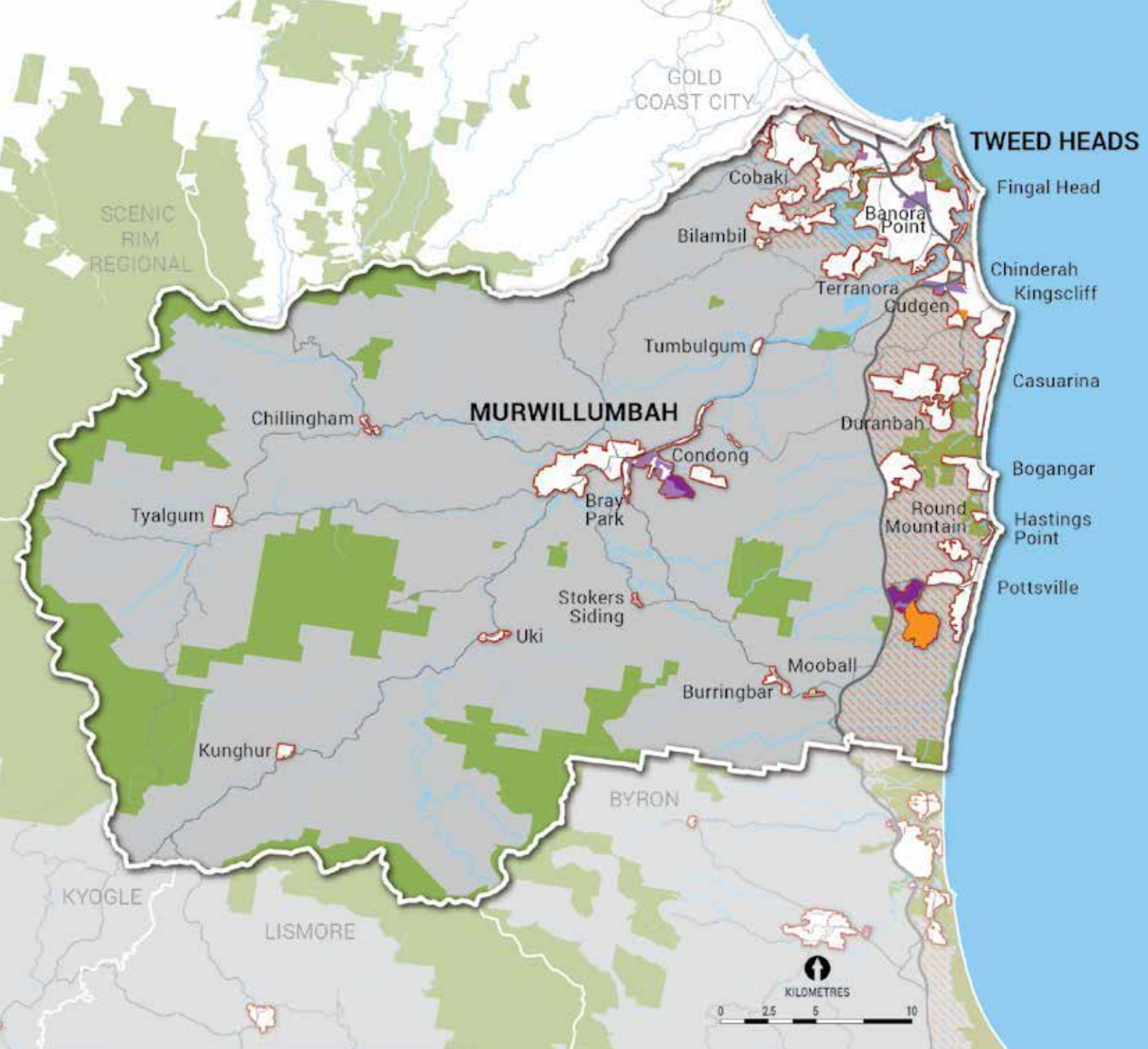


Figure 5: Urban growth area map for Tweed Local Government Area (NSW DoPE 2017, Fig. 18, p. 71)

2.1.3 Tweed Regional City

There is an opportunity for development of Cobaki (identified as Urban Growth Area in Figure overleaf) in accordance with the following Direction and corresponding Actions for the Tweed Regional City (p. 28):

Direction 7: Coordinate the growth of regional cities

Actions

7.1 Prepare action plans for regional cities that:

- *ensure planning provisions promote employment growth and greater housing diversity;*
- *promote new job opportunities that complement existing employment nodes around existing education, health and airport precincts;*
- *identify infrastructure constraints and public domain improvements that can make areas more attractive for investment; and*
- *deliver infrastructure and coordinate the most appropriate staging and sequencing of development.*

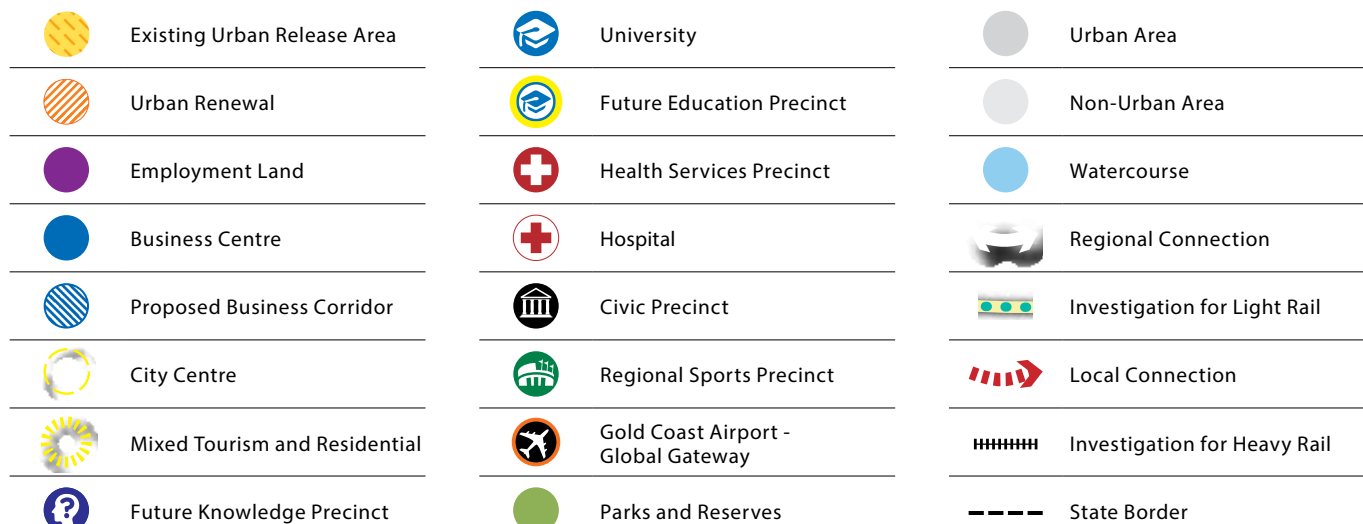
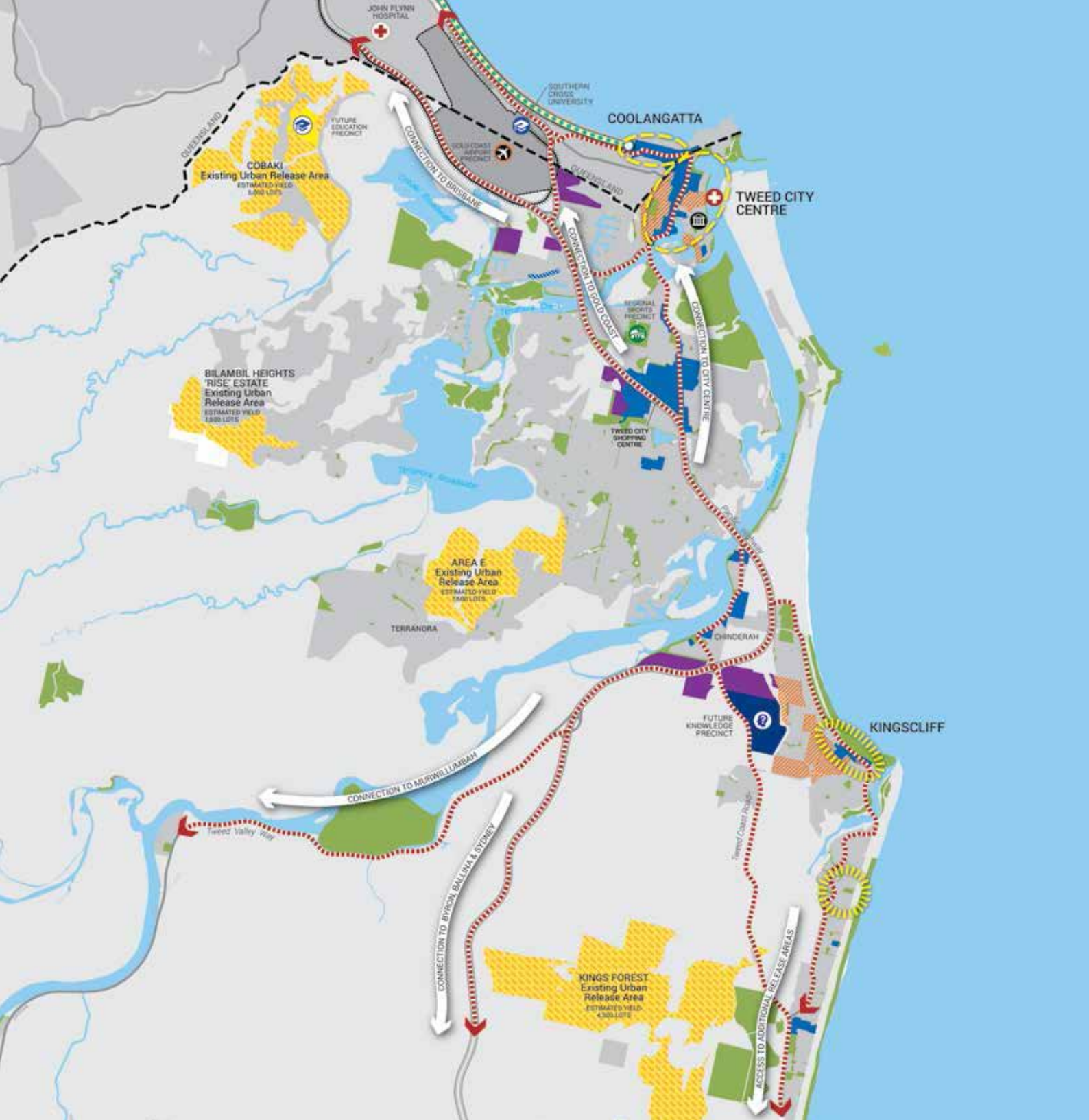


Figure 6: Tweed Regional City (NSW DoPE 2017, Fig. 5, p. 30)

2.2 Planning Context

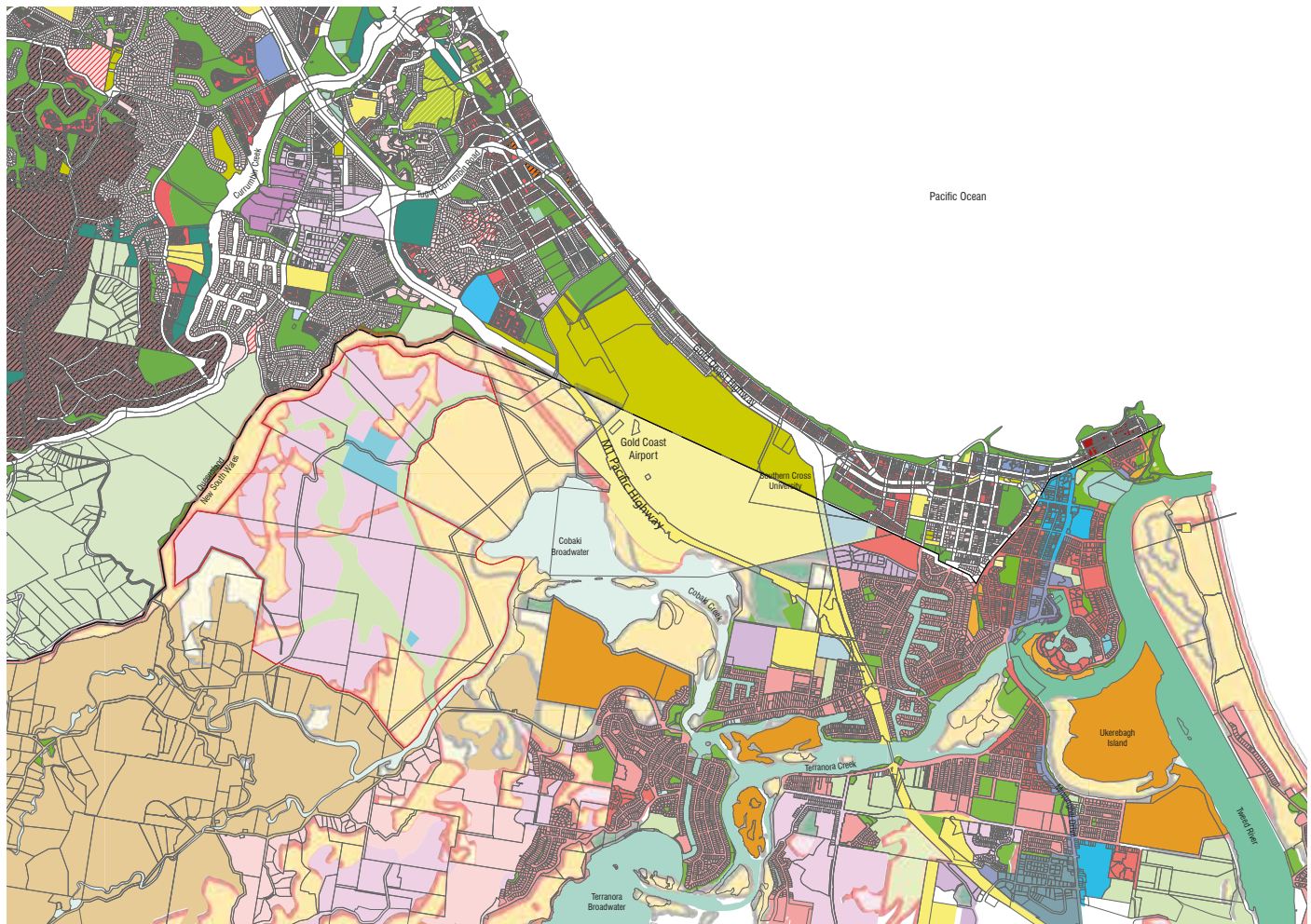


Figure 7: Land use zones

Legend

Cadastral	Tweed Shire LGA				Gold Coast LGA		
Subject Site	B2 Local Centre	R2 Low Density Residential	Low Density Residential	Sport and Recreation	Innovation		
Roads	B3 Commercial Core	R3 Medium Density Residential	Low Density Residential, Large Lot Precinct	Open Space	Mixed Use, Fringe Business Precinct		
	B4 Mixed Use	R5 Large Lot Residential	Medium Density Residential	Major Tourism Wildlife Park	Rural		
	B5 Business Development	RE1 Public Recreation	High Density Residential	Conservation	Rural Residential, Rural Residential Landscape and Environment Precinct		
	B6 Business Park	RE2 Private Recreation	Centre	Low Impact Industry			
	E1 National Parks	RU2 Rural Landscape	Neighbourhood Centre	High Impact Industry			
	R1 General Residential	SP2 Infrastructure		Community Facilities	Special Purpose		

As shown in the Figure on left, there is a disparity between land use zoning south of the border and north of the border whereby:

- South of the border:
 - Development with greatest density east of the Pacific Highway, concentrated around Tweed Heads;
 - Limited development between the Pacific Highway and Terranora Creek;
 - With the exception of Tweed Heads West and the subject site, minimal development as enforced by rural and environmental land use zoning.
- North of the border:
 - Development with greatest density along Pacific Ocean shoreline, concentrated around Coolangatta;
 - Medium-low density development between the Pacific Highway and Currumbin Creek;
 - Low density development on the western shore of Currumbin Creek, transitioning to rural landscape beyond; and
 - Rural land uses further afield between Currumbin Creek and the state border.

The disparity is recognised through the subject site (located on the western side of the Pacific Highway) being zoned to enable urban development. Therefore, there is an opportunity for development of the subject site in accordance with the Objectives of the land use zones enabling urban development within the subject site (TLEP 2014, Land Use Table):









- R1 General Residential:
 - To provide for the housing needs of the community.
 - To provide for a variety of housing types and densities.
 - To enable other land uses that provide facilities or services to meet the day to day needs of residents.
 - To encourage the provision of tourist accommodation and related facilities and services in association with residential development where it is unlikely to significantly impact on amenity or place demands on services beyond the level reasonably required for residential use.
- B2 Local Centre:
 - To provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area.
 - To encourage employment opportunities in accessible locations.
 - To maximise public transport patronage and encourage walking and cycling.
 - To provide for tourism and residential opportunities that contribute to the vitality of the local centre.

2.3 Local Context



Figure 8: Local context

Legend

	Cadastre		National Parks (TSC 2004 & GCCC 2014)
	Subject Site		Vegetation (TSC 2004 & GCCC 2014)
	Gold Coast Airport		
	Roads		
	Existing Urban Land (NSW DoPE 2017, p. 30)		
	Open Space		

The subject site is located south of the New South Wales/Queensland border and west of the Gold Coast Airport and South Pacific Ocean. The following section will provide analysis of the Local Context, the extent of which is given by:

- The mouth of Currumbin Creek to the north;
- Terranora Broadwater on the Terranora Creek to the south;
- The mouth of the Tweed River to the east; and
- Currumbin Creek where it flows into the Currumbin Valley to the west.

As shown in the Figure above, vegetation is predominantly located along the Pacific Ocean shoreline, around the lakes and creeks and to the west of the existing urban area. Notwithstanding adjoining dense vegetation associated with Cobaki Creek and Broadwater, the subject site is largely clear of dense vegetation.

There is an opportunity for development of the subject site:

- In accordance with its proximity to:
 - Employment, travel and education opportunities in the Gold Coast Airport/Southern Cross University;
 - Local employment and recreation opportunities in Tweed Heads/Coolangatta; and
 - The Pacific Highway, providing access to a full range of employment, education and recreation opportunities in the Gold Coast (30 minutes to the north) and Brisbane (1.5 hours to the north).
- Where possible, retaining and re-establishing vegetation as part of a contiguous network between Cobaki Broadwater and rural lands to the west.

2.3.1 Land Uses



Figure 9: Local context - Land Use

Legend

	Cadastre		Conservation
	Subject Site		Rural
	Gold Coast Airport		Parkland
	Roads		Private Recreation
	Water Bodies		Large Lot/Rural Residential
			Low Density Residential
			Medium Density Residential
			High Density Residential
			Mixed Use/Commercial
			Industrial
			Urban Release Area

As shown in the Figure above, land use is generally consistent with land use zoning under the Tweed LEP 2014 and Gold Coast City Plan 2016 with there being a noteworthy disparity between urban development south and north of the border.

The disparity is recognised through the subject site (located on the western side of the Pacific Highway) being zoned to enable urban development. Therefore, there is an opportunity for development of the subject site to maximise the opportunity afforded by its close proximity to the Gold Coast Airport, Tweed Heads/Coolangatta and South East Queensland.

2.3.2 Access

Road Hierarchy

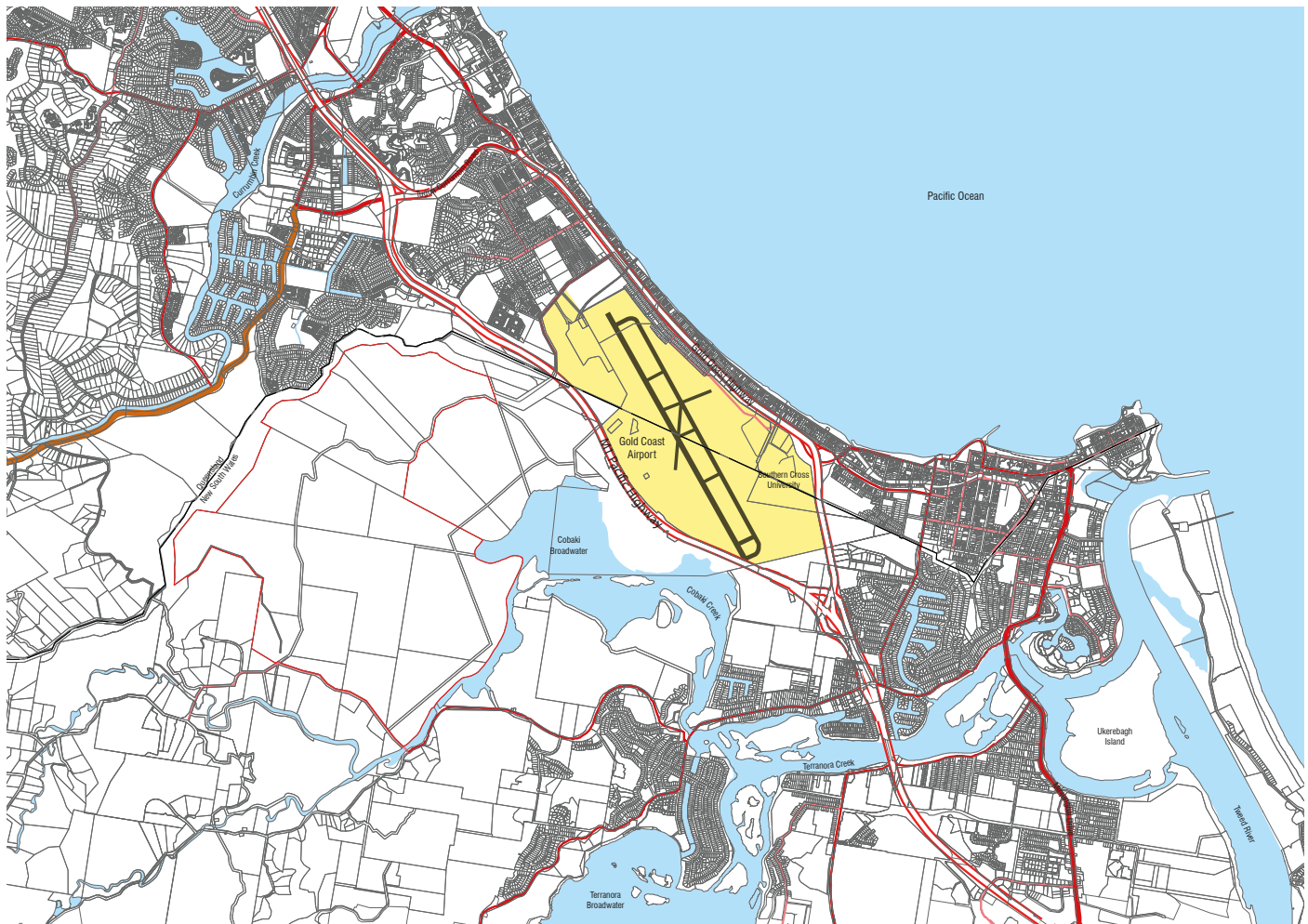


Figure 10: Local context - Vehicular Access (Bitzios 2011)

Legend

	Cadastrate		Interstate Highway
	Subject Site		Arterial Road
	Gold Coast Airport		Sub-Arterial Road
	Roads		Distributor Road
	Existing Urban Land (NSW DoPE 2017, p. 30)		Collector Road
	Open Space		

As shown in the Figure above:

- The Pacific/Gold Coast Highways forms the spine of the locality, linking North East New South Wales to South East Queensland via the Gold Coast Airport;
- The site is accessible via:
 - Boyd Street in Tugun, crossing the border and Pacific Highway via bridge; and
 - Piggabeen Road from Tweed Heads West.

There is an opportunity for development of the subject site to include a road network creating improved vehicle permeability between the southern and northern side of the border.

Public Transport Access

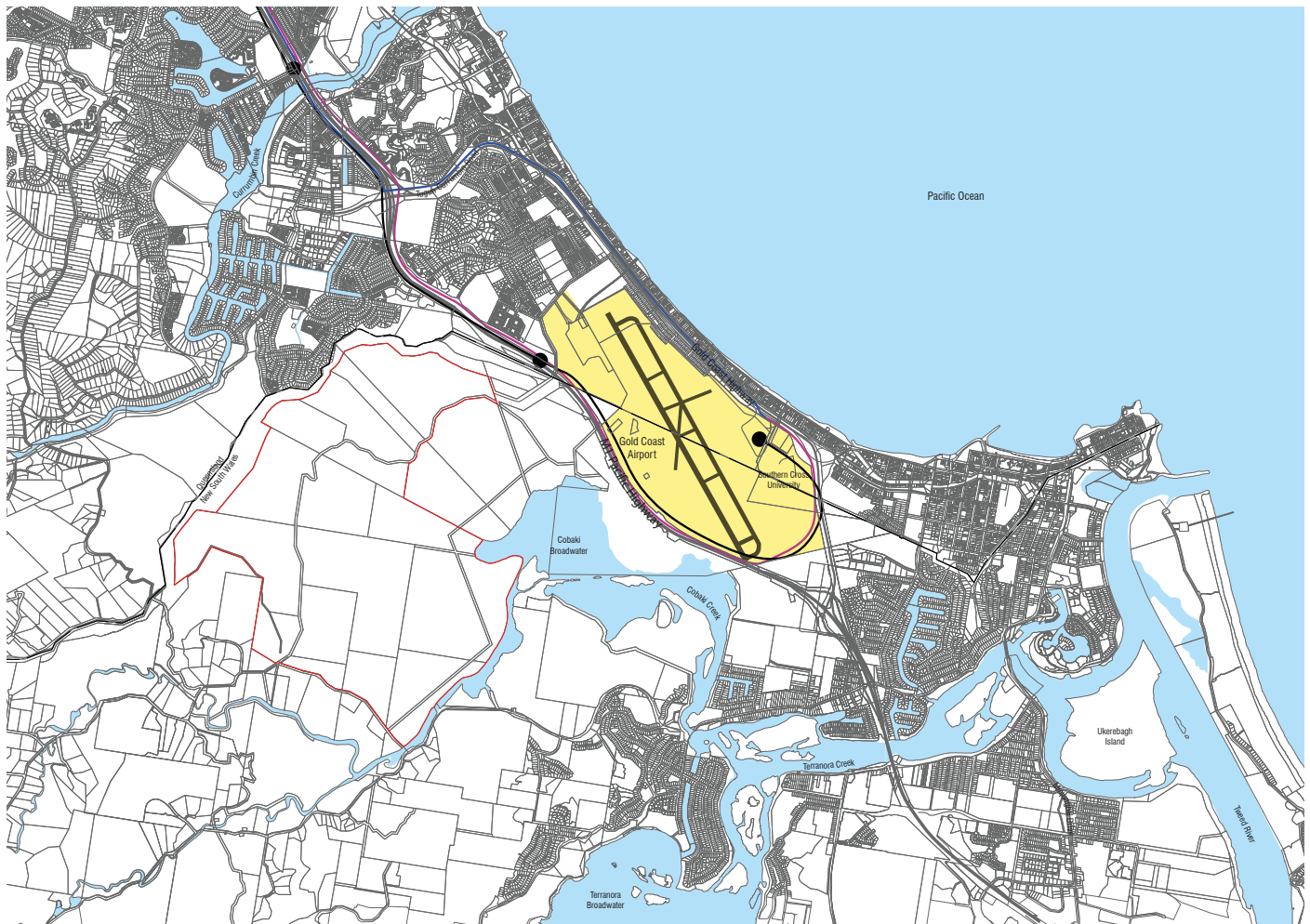


Figure 11: Local context - Public Transport Access (QLD DT&MR 2017 & GCC 2017b)

Legend

	Cadastral		Gold Coast Light Rail Stage 3: Idea 5 - Option A
	Subject Site		Gold Coast Light Rail Stage 3: Idea 5 - Option B
	Gold Coast Airport		Robina to Tugun Heavy Rail Extension
	Roads		
	Existing Urban Land (NSW DoPE 2017, p. 30)		
	Open Space		

As shown in the Figure above, a number of public transport infrastructure projects are under investigation north of the border, including:

- Extension of existing heavy rail line from Varsity Lakes to the Gold Coast Airport via Tugun (located to the north of the subject site), subject to “Existing capacity constraints on the Gold Coast line [being] addressed” through the completion of the Cross River Rail project, currently under construction; and
- Extension of existing light rail line from Broad Beach to the Gold Coast Airport (final community consultation report released 21 September 2017).

There is an opportunity for development of the subject site to maximise the opportunity afforded by its close proximity to the future Tugun Station on the extension of the heavy rail network from Robina, the likelihood of which is improved by the construction of the Cross River Rail project in Brisbane.

Bicycle & Pedestrian Access

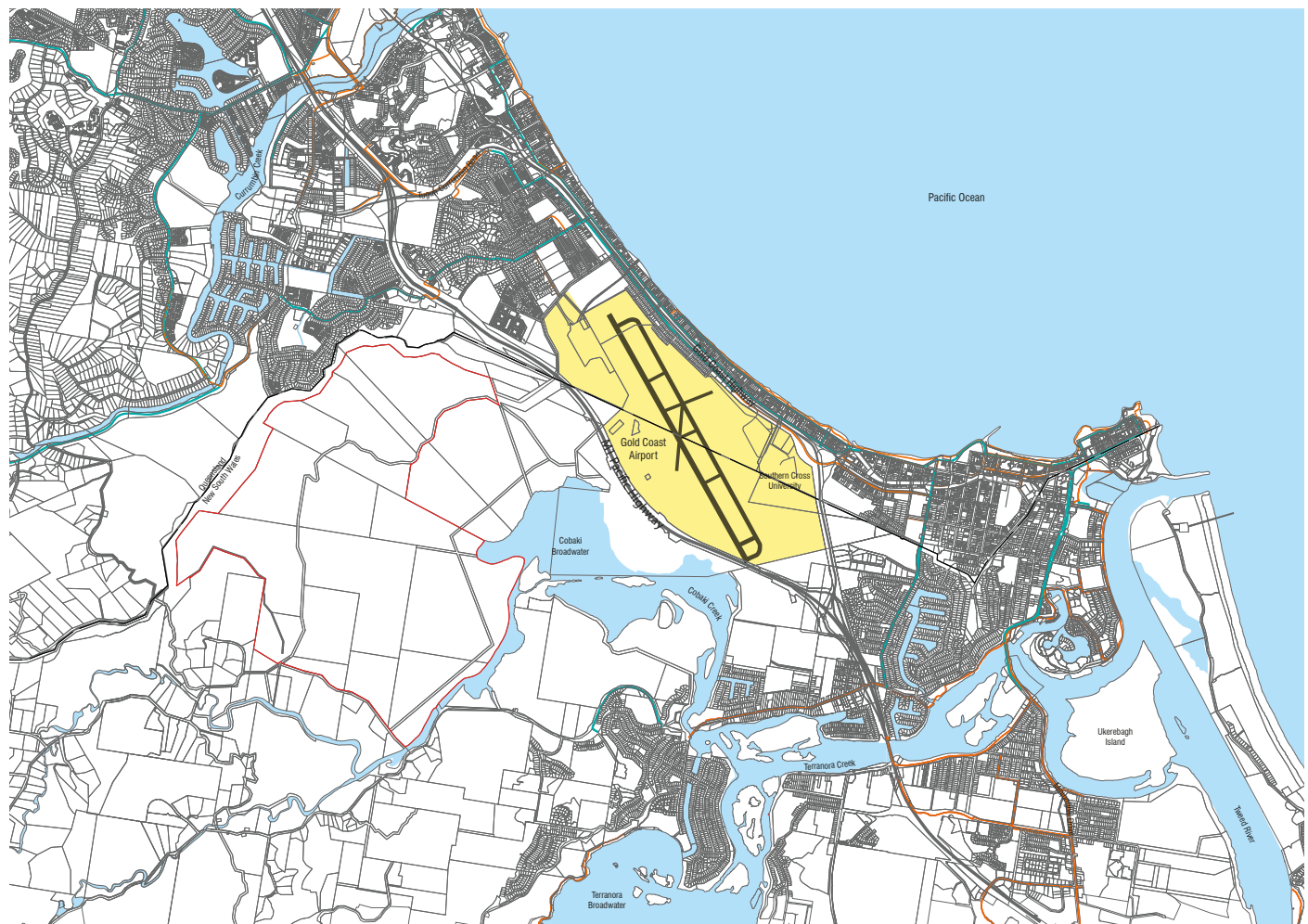


Figure 12: Local context - Bicycle & Pedestrian Access (TSC 2017 & GCSC 2017)

Legend

	Cadastrate		Cycleway (On Road)
	Subject Site		Cycleway (Off Road)
	Gold Coast Airport		
	Roads		
	Existing Urban Land (NSW DoPE 2017, p. 30)		
	Open Space		

As shown in the Figure above, there is an extensive bicycle network east of the Pacific Highway.

There is an opportunity for development of the subject site to include a road network incorporating pedestrian and cycle infrastructure creating improved pedestrian and bicycle permeability between the southern and northern side of the border.

2.4 Site Analysis

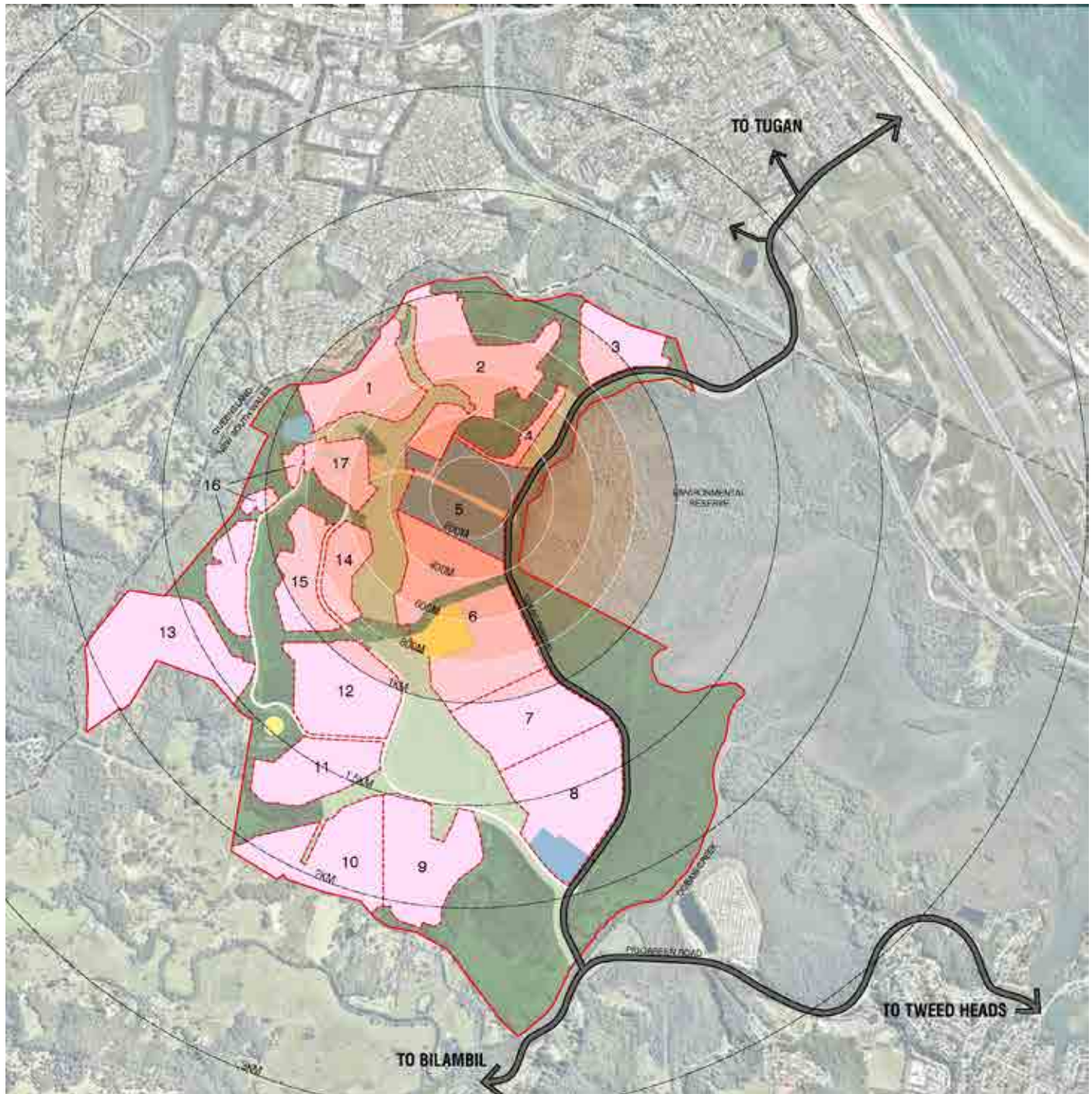


Figure 13: Site analysis

Legend

	Subject Site		Town Centre / Neighbourhood Centre
	Precincts		Residential
			School / Utilities / Community Facilities
			Open Space
			Environmental Protection Area
			Dam

As shown in the Figure above, the subject site has concept approval for:

- Construction of north-south arterial road linking Boyd Street to the north to Piggabeen Road to the south via bridge over Cobaki Creek;
- Construction of connector roads providing access to western portion of the site from the north-south arterial road;
- 16 residential precincts and single town centre precinct (Precinct 5);
- Neighbourhood centre within Precinct 8;
- School within Precinct 6;
- Substantial environmental protection areas, particularly along Cobaki Broadwater and Creek; and
- Corridor of open space providing structured recreational areas linking environmental protection areas.

3.0 Desired Future Structure

The Desired Future Structure for the subject site, derived from Strategic, Planning and Local Context and Site Analysis, is as follows:

On Strategic Context: The Desired Future Character is for development:

- Reflecting the relevant Goals, Planning Principles, Priorities, Directions and Actions of the North Coast Regional Plan:
 - Goals:
 - Goal 1: The most stunning environment in NSW
 - Goal 2: A thriving, interconnected economy
 - Goal 3: Vibrant and engaged communities
 - Goal 4: Great housing choice and lifestyle options
 - Planning Principles:
 - Principle 1: Direct growth to identified urban growth areas
 - Principle 2: Manage the sensitive coastal strip
 - Principle 3: Provide great places to live and work in a unique environment
 - Priorities:
 - Regional Priorities:
 - Manage and support growth in Tweed Heads
 - Foster stronger alignment and integration with South East Queensland and adjoining local government areas such as Byron, Ballina and Lismore
 - Delivery housing and jobs growth in Tweed Heads, Murwillumbah and Pottsville
 - Economy and Employment:
 - Foster the growth of knowledge-based education and health-services industries within the South Cross University and The Tweed Hospital precincts
 - Maximise opportunities associated with the growth of South East Queensland
 - Promote economic diversification and business, industrial and aviation-industry employment growth by leveraging opportunities related to the Gold Coast Airport
 - Identify opportunities to expand nature-based adventure and cultural tourism place ...
 - Housing:
 - Deliver housing in Kingscliff, Cobaki, Bilambil, Terranora, and Kings Forest, and explore additional Greenfield opportunities at Dunloe Park in Pottsville
 - Enhance housing diversity by increasing the number of homes in Tweed Heads, Kingscliff, Cobaki, Kings Forest and Dunloe Park
- Direction 7: Coordinate the growth of regional cities
 - Action 7.1: Prepare action plans for regional cities that:
 - ensure planning provisions promote employment growth and greater housing diversity;
 - promote new job opportunities that complement existing employment nodes around existing education, health and airport precincts;
 - identify infrastructure constraints and public domain improvements that can make areas more attractive for investment; and
 - deliver infrastructure and coordinate the most appropriate staging and sequencing of development.
- In accordance the Objectives of the land use zones enabling urban development within the subject site:
 - R1 General Residential:
 - To provide for the housing needs of the community.
 - To provide for a variety of housing types and densities.
 - To enable other land uses that provide facilities or services to meet the day to day needs of residents.
 - To encourage the provision of tourist accommodation and related facilities and services in association with residential development where it is unlikely to significantly impact on amenity or place demands on services beyond the level reasonably required for residential use.
 - B2 Local Centre:
 - To provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area.
 - To encourage employment opportunities in accessible locations.
 - To maximise public transport patronage and encourage walking and cycling.
 - To provide for tourism and residential opportunities that contribute to the vitality of the local centre.

On Local Context: The Desired Future Character is for development:

- In accordance with the subject site's proximity to:
 - Employment, travel and education opportunities in the Gold Coast Airport/Southern Cross University;
 - Local employment and recreation opportunities in Tweed Heads/Coolangatta; and
 - The Pacific Highway, providing access to a full range of employment, education and recreation opportunities in the Gold Coast (30 minutes to the north) and Brisbane (1.5 hours to the north).
- Where possible, retaining and re-establishing vegetation as part of a contiguous network between Cobaki Broadwater and rural lands to the west.
- Including road network creating improved vehicle permeability between the southern and northern side of the border.
- Maximising the opportunity afforded by its close proximity to the future Tugun Station on the extension of the heavy rail network from Robina, the likelihood of which is improved by the construction of the Cross River Rail project in Brisbane.
- Including road network incorporating pedestrian and cycle infrastructure creating improved pedestrian and bicycle permeability between the southern and northern side of the border.

4.0 The Proposal



Figure 14: Proposed concept plan

Legend

 Subject Site	 Town Centre / Neighbourhood Centre	 3 storeys (maximum) Maximum building height to be 8m above finished level of ridgeline / knoll
 Precincts	 Residential	 Indicative location of proposed increased building height/location (not to exceed height of finished level of ridgeline / knoll)
	 School / Utilities / Community Facilities	
	 Open Space	
	 Environmental Protection Area	
	 Dam	

The proposal seeks modification to the existing approval as follows:

- Reduced town centre in Precinct 5 with:
 - Portion south of approved connector road retained; and
 - Portion north of approved connector road replaced with residential uses.
- Amended height controls to enable development with maximum height not to exceed height of finished level of:
 - In Precinct 5: Adjoining ridgeline/knoll in land zoned Environmental Protection Area to the north.
 - In Precincts 11, 12, 15 and 17: Adjoining ridgeline/knoll in land zoned Environmental Protection Area to the west.

Proposed amendments will:

- Not result in any increase in the number of dwellings within the subject site, as approved under Part 3A application 06_316 and subsequent modifications; and
- Result in reduced land zoned for commercial uses, ensuring that the future Town Centre is of a size and scale to create employment opportunities for, and serve the needs, of local residents without impacts the vitality and viability of existing centres in and around Tweed and the Gold Coast.

5.0 Justification

5.1 Desired Future Structure

On Strategic Context:	Comment:	Consistency:
Reflecting the relevant Goals, Planning Principles, Priorities, Directions and Actions of the North Coast Regional Plan:		
Goals:		
<ul style="list-style-type: none"> Goal 1: The most stunning environment in NSW 	<p>Built form has the potential to deliver a substantial contribution to the environment. Proposed amendments to the Concept Plan create (within and identified Urban Release Area (NSW DoPE 2017, Fig. 5, p. 30)) increased land zoned for residential purposes in which development can be constructed with greater height, enabling:</p> <ul style="list-style-type: none"> Focal point for the broader development, facilitating interaction between residents; Contribution to the identity of the broader development; and Creates a vibrant, active and walkable Town Centre. 	✓
<ul style="list-style-type: none"> Goal 2: A thriving, interconnected economy 	<p>Proposed amendments to the Concept Plan create (within an identified Urban Release Area (NSW DoPE 2017, Fig. 5, p. 30)) reduced land zoned for commercial uses, ensuring that the future Town Centre is of a size and scale to create employment opportunities for, and serve the needs, of local residents without impacts the vitality and viability of existing centres in and around Tweed and the Gold Coast.</p>	✓
<ul style="list-style-type: none"> Goal 3: Vibrant and engaged communities 	<p>Proposed amendments to the Concept Plan create (within an identified Urban Release Area (NSW DoPE 2017, Fig. 5, p. 30)) increased land zoned for residential purposes in which development can be constructed with greater height, enabling:</p> <ul style="list-style-type: none"> Colocation of residential and retail/commercial uses, facilitate a “live-where-you-work” lifestyle with reduced Vehicular Kilometres Travelled; Broader mix of residential dwelling types, allowing improved mobility in housing tenure for current and future residents of the Gold Coast/Tweed Heads region; Focal point for the broader development, facilitating interaction between residents; Contribution to the identity of the broader development; and Creates a vibrant, active and walkable Town Centre. 	✓

On Strategic Context:	Comment:	Consistency:
<ul style="list-style-type: none"> Goal 4: Great housing choice and lifestyle options 	<p>Proposed amendments to the Concept Plan create (within an identified Urban Release Area (NSW DoPE 2017, Fig. 5, p. 30)) increased land zoned for residential purposes in which development can be constructed with greater height, enabling:</p> <ul style="list-style-type: none"> Colocation of residential and retail/commercial uses, facilitate a “live-where-you-work” lifestyle with reduced Vehicular Kilometres Travelled; and Broader mix of residential dwelling types, allowing improved mobility in housing tenure for current and future residents of the Gold Coast/Tweed Heads region. 	✓
Planning Principles:		
<ul style="list-style-type: none"> Principle 1: Direct growth to identified urban growth areas 	The subject site is an identified Urban Release Area (NSW DoPE 2017, Fig. 5, p. 30).	✓
<ul style="list-style-type: none"> Principle 2: Manage the sensitive coastal strip 	Management of the sensitive coastal strip is achieved through the establishment of Environmental Protection Areas as approved under Part 3A application 06_316 and subsequent modifications.	✓
<ul style="list-style-type: none"> Principle 3: Provide great places to live and work in a unique environment 	<p>Proposed amendments to the Concept Plan create (within an identified Urban Release Area (NSW DoPE 2017, Fig. 5, p. 30)) increased land zoned for residential purposes in which development can be constructed with greater height, enabling:</p> <ul style="list-style-type: none"> Colocation of residential and retail/commercial uses, facilitate a “live-where-you-work” lifestyle with reduced Vehicular Kilometres Travelled; Broader mix of residential dwelling types, allowing improved mobility in housing tenure for current and future residents of the Gold Coast/Tweed Heads region; Focal point for the broader development, facilitating interaction between residents; Contribution to the identity of the broader development; and Creates a vibrant, active and walkable Town Centre. 	✓
Priorities:		
<ul style="list-style-type: none"> Regional Priorities: 		

On Strategic Context:	Comment:	Consistency:
<ul style="list-style-type: none"> Manage and support growth in Tweed Heads 	<p>Proposed amendments to the Concept Plan create (within an identified Urban Release Area (NSW DoPE 2017, Fig. 5, p. 30)):</p> <ul style="list-style-type: none"> Increased land zoned for residential purposes in which development can be constructed with greater height, enabling: <ul style="list-style-type: none"> Colocation of residential and retail/commercial uses, facilitate a “live-where-you-work” lifestyle with reduced Vehicular Kilometres Travelled; Broader mix of residential dwelling types, allowing improved mobility in housing tenure for current and future residents of the Gold Coast/Tweed Heads region; Focal point for the broader development, facilitating interaction between residents; Contribution to the identity of the broader development; and Creates a vibrant, active and walkable Town Centre. Reduced land zoned for commercial uses, ensuring that the future Town Centre is of a size and scale to create employment opportunities for, and serve the needs, of local residents without impacts the vitality and viability of existing centres in and around Tweed and the Gold Coast. 	✓
<ul style="list-style-type: none"> Foster stronger alignment and integration with South East Queensland and adjoining local government areas such as Byron, Ballina and Lismore 	<p>Integration with South East Queensland is achieved through construction of roads as approved under Part 3A application06_0316 and subsequent modifications.</p> <p>Proposed amendments to the Concept Plan create (within an identified Urban Release Area (NSW DoPE 2017, Fig. 5, p. 30)) reduced land zoned for commercial uses, ensuring that the future Town Centre is of a size and scale to create employment opportunities for, and serve the needs, of local residents without impacts the vitality and viability of existing centres in and around Tweed and the Gold Coast.</p>	✓
<ul style="list-style-type: none"> Deliver housing and jobs growth in Tweed Heads, Murwillumbah and Pottsville 	<p>Proposed amendments to the Concept Plan create (within an identified Urban Release Area (NSW DoPE 2017, Fig. 5, p. 30)) increased land zoned for residential purposes in which development can be constructed with greater height, enabling broader mix of residential dwelling types, allowing improved mobility in housing tenure for current and future residents of the Gold Coast/Tweed Heads region.</p>	✓
<ul style="list-style-type: none"> Economy and Employment: 		
<ul style="list-style-type: none"> Foster the growth of knowledge-based education and health-services industries within the Southern Cross University and The Tweed Hospital precincts 	<p>Proposed amendments to the Concept Plan will create a broader mix of residential dwelling types, expected to prove an attractive residential option for students of the Southern Cross University and employees of the The Tweed Hospital precincts.</p>	✓

On Strategic Context:	Comment:	Consistency:
<ul style="list-style-type: none"> Maximise opportunities associated with the growth of South East Queensland 	<p>Integration with South East Queensland is achieved through construction of roads as approved under Part 3A application 06_0316 and subsequent modifications.</p> <p>Proposed amendments to the Concept Plan create (within an identified Urban Release Area (NSW DoPE 2017, Fig. 5, p. 30)) reduced land zoned for commercial uses, ensuring that the future Town Centre is of a size and scale to create employment opportunities for, and serve the needs, of local residents without impacts the vitality and viability of existing centres in and around Tweed and the Gold Coast.</p>	✓
<ul style="list-style-type: none"> Promote economic diversification and business, industrial and aviation-industry employment growth by leveraging opportunities related to the Gold Coast Airport 	As above.	✓
<ul style="list-style-type: none"> Identify opportunities to expand nature-based adventure and cultural tourism place ... 	Opportunities for the expansion of nature-based adventure and cultural tourism are achieved through the establishment of Environmental Protection Areas and creation of a contiguous network of public open space as approved under Part 3A application 06_0316 and subsequent modifications.	✓
<ul style="list-style-type: none"> Housing: 		
<ul style="list-style-type: none"> Deliver housing in Kingscliff, Cobaki, Bilambil, Terranora, and Kings Forest, and explore additional Greenfield opportunities at Dunloe Park in Pottsville 	Proposed amendments to the Concept Plan relate to Cobaki, an identified Urban Release Area (NSW DoPE 2017, Fig. 5, p. 30).	✓
<ul style="list-style-type: none"> Enhance housing diversity by increasing the number of homes in Tweed Heads, Kingscliff, Cobaki, Kings Forest and Dunloe Park 	Proposed amendments to the Concept Plan create (within an identified Urban Release Area (NSW DoPE 2017, Fig. 5, p. 30)) increased land zoned for residential purposes in which development can be constructed with greater height, enabling broader mix of residential dwelling types, allowing improved mobility in housing tenure for current and future residents of the Gold Coast/Tweed Heads region.	✓
<ul style="list-style-type: none"> Direction 7: Coordinate the growth of regional cities 		
<ul style="list-style-type: none"> Action 7.1: Prepare action plans for regional cities that: 		
<ul style="list-style-type: none"> ensure planning provisions promote employment growth and greater housing diversity; 	<p>Proposed amendments to the Concept Plan create (within an identified Urban Release Area (NSW DoPE 2017, Fig. 5, p. 30)):</p> <ul style="list-style-type: none"> Increased land zoned for residential purposes in which development can be constructed with greater height, enabling broader mix of residential dwelling types, allowing improved mobility in housing tenure for current and future residents of the Gold Coast/Tweed Heads region; and Reduced land zoned for commercial uses, ensuring that the future Town Centre is of a size and scale to create employment opportunities for, and serve the needs, of local residents without impacts the vitality and viability of existing centres in and around Tweed and the Gold Coast. 	✓

On Strategic Context:	Comment:	Consistency:
<ul style="list-style-type: none"> promote new job opportunities that complement existing employment nodes around existing education, health and airport precincts; 	Proposed amendments to the Concept Plan create (within an identified Urban Release Area (NSW DoPE 2017, Fig. 5, p. 30)) reduced land zoned for commercial uses, ensuring that the future Town Centre is of a size and scale to create employment opportunities for, and serve the needs, of local residents without impacts the vitality and viability of existing centres in and around Tweed and the Gold Coast.	✓
<ul style="list-style-type: none"> identify infrastructure constraints and public domain improvements that can make areas more attractive for investment; and 	<p>Proposed amendments to the Concept Plan create (within an identified Urban Release Area (NSW DoPE 2017, Fig. 5, p. 30)) increased land zoned for residential purposes in which development can be constructed with greater height, enabling focal point for the broader development, facilitating interaction between residents.</p> <p>It is envisaged that these interactions would occur within well designed public spaces between buildings, to be designed as part of future Development Applications in accordance with the amended Concept Plan.</p>	✓
<ul style="list-style-type: none"> deliver infrastructure and coordinate the most appropriate staging and sequencing of development. 	Proposed amendments to the Concept Plan are not of a size and scale that requires amendment to the existing strategy for the delivery of infrastructure and coordination of staging and sequencing of development as approved under Part 3A application 06_0316 and subsequent modifications.	✓
In accordance the Objectives of the land use zones enabling urban development within the subject site:		
R1 General Residential:		
<ul style="list-style-type: none"> To provide for the housing needs of the community. 	Proposed amendments to the Concept Plan create (within an identified Urban Release Area (NSW DoPE 2017, Fig. 5, p. 30)) increased land zoned for residential purposes in which development can be constructed with greater height, enabling broader mix of residential dwelling types, allowing improved mobility in housing tenure for current and future residents of the Gold Coast/Tweed Heads region.	✓
<ul style="list-style-type: none"> To provide for a variety of housing types and densities. 	As above.	✓
<ul style="list-style-type: none"> To enable other land uses that provide facilities or services to meet the day to day needs of residents. 	Proposed amendments to the Concept Plan create (within an identified Urban Release Area (NSW DoPE 2017, Fig. 5, p. 30)) reduced land zoned for commercial uses, ensuring that the future Town Centre is of a size and scale to create employment opportunities for, and serve the needs, of local residents without impacts the vitality and viability of existing centres in and around Tweed and the Gold Coast.	✓
<ul style="list-style-type: none"> To encourage the provision of tourist accommodation and related facilities and services in association with residential development where it is unlikely to significantly impact on amenity or place demands on services beyond the level reasonably required for residential use. 	It is envisaged that future Development Applications in accordance with the amended Concept Plan would include tourist accommodation and related facilities and services.	✓
B2 Local Centre:		

5.2 Environmental Considerations

Further investigations to be conducted as part of the subsequent EIS process include:

- Land capability investigations including geology, soil landscapes, salinity, groundwater and contamination to ascertain capability of subject site to accommodate development with greater height, including associated basement car parking;
- Archaeological investigations to ascertain likelihood of disturbing relics of heritage significance, as well as to establish appropriate measures and procedures to ensure their protection if discovered during the during construction process;
- Stormwater and flooding investigations to ascertain capability of the subject site to accommodate development with greater height development including increased impermeable surfaces in the case of flood events;
- Earthworks investigations to ascertain cut and fill required to accommodate development with greater height, including associated basement car parking;
- Ecology investigations to ascertain impacts on existing and future vegetation, including as a consequence of denial of solar access due to development with greater height;
- Bushfire investigations to ascertain appropriate measures to be incorporated in the design and construction of development in case of bushfire;
- Infrastructure investigations to ensure existing services have sufficient capacity to accommodate development with greater height (noting that there is to be no increase in the number of dwellings as approved under the original Concept Approval);
- Traffic investigations to ensure the road network approved under Part 3A application 06_0316 and subsequent modifications, as well as surrounding road network, has sufficient capacity to accommodate development with greater height (noting that there is to be no increase in the number of dwellings as approved under the original Concept Approval); and
- Waste investigations to ascertain appropriate measures and procedures for waste management during the construction and operation phase.

On Strategic Context:	Comment:	Consistency:
<ul style="list-style-type: none"> To provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area. 	Proposed amendments to the Concept Plan create (within an identified Urban Release Area (NSW DoPE 2017, Fig. 5, p. 30)) reduced land zoned for commercial uses, ensuring that the future Town Centre is of a size and scale to create employment opportunities for, and serve the needs, of local residents without impacts the vitality and viability of existing centres in and around Tweed and the Gold Coast.	✓
<ul style="list-style-type: none"> To encourage employment opportunities in accessible locations. 	As above.	✓
<ul style="list-style-type: none"> To maximise public transport patronage and encourage walking and cycling. 	Public transport patronage and walking is encouraged through road layout as approved under Part 3A application 06_0316 and subsequent modifications.	✓
<ul style="list-style-type: none"> To provide for tourism and residential opportunities that contribute to the vitality of the local centre. 	It is envisaged that future Development Applications in accordance with the amended Concept Plan would include tourist accommodation and related facilities and services.	✓

On Local Context:	Comment:	Consistency:
<p>In accordance with the subject site's proximity to:</p> <ul style="list-style-type: none"> • Employment, travel and education opportunities in the Gold Coast Airport/Southern Cross University; • Local employment and recreation opportunities in Tweed Heads/Coolangatta; and • The Pacific Highway, providing access to a full range of employment, education and recreation opportunities in the Gold Coast (30 minutes to the north) and Brisbane (1.5 hours to the north). 	<p>Proposed amendments to the Concept Plan will not result in increased number of dwellings within the subject site further than which is approved under Part 3A application 06_0316 and subsequent modifications.</p> <p>Nevertheless, future residents will benefit from the opportunities afforded by proximity to:</p> <ul style="list-style-type: none"> • Employment, travel and education opportunities in the Gold Coast Airport/Southern Cross University; • Local employment and recreation opportunities in Tweed Heads/Coolangatta; and • The Pacific Highway, providing access to a full range of employment, education and recreation opportunities in the Gold Coast (30 minutes to the north) and Brisbane (1.5 hours to the north). 	✓
<p>Where possible, retaining and re-establishing vegetation as part of a contiguous network between Cobaki Broadwater and rural lands to the west.</p>	<p>Vegetation is retained and re-established where possible through the establishment of Environmental Protection Areas as approved under Part 3A application 06_316 and subsequent modifications.</p> <p>It is envisaged that future Development Applications in accordance with the amended Concept Plan will incorporate additional public domain per requirements of the Apartment Design Guide.</p>	✓
<p>Including road network creating improved vehicle permeability between the southern and northern side of the border.</p>	<p>Integration with South East Queensland is achieved through construction of roads as approved under Part 3A application 06_0316 and subsequent modifications.</p>	✓
<p>Maximising the opportunity afforded by its close proximity to the future Tugun Station on the extension of the heavy rail network from Robina, the likelihood of which is improved by the construction of the Cross River Rail project in Brisbane.</p>	<p>Proposed amendments to the Concept Plan will not result in increased number of dwellings within the subject site further than which is approved under Part 3A application 06_0316 and subsequent modifications.</p> <p>Nevertheless, future residents will benefit from the opportunities afforded by proximity to the future Tugun Station on the northern side of the border.</p>	✓
<p>Including road network incorporating pedestrian and cycle infrastructure creating improved pedestrian and bicycle permeability between the southern and northern side of the border.</p>	<p>It is envisaged that future Development Applications in accordance with the amended Concept Plan will include complete streets encouraging pedestrian and bicycle use.</p>	✓

6.0 Consultation

6.1 Background to Consultation

Cobaki Estate has long been recognised as a future urban release area. Since its identification in the late 1980s, various proposals have been put forward for consideration to facilitate the rezoning and development of the lands.

As required under relevant statute and policy, substantial consultation has been undertaken with respect to the future development of the site and as such, relevant government agencies and the local community are generally well informed about the plans for future development of the site.

Of particular relevance, the existing approved Concept Plan for the site was assessed via Part 3A process, requiring the public exhibition of all relevant material detailing the proposed Concept Plan and its potential impacts and proposed implementation and management. Feedback received from this exhibition process informed the finalisation of the Concept Plan including the zoning, layout and development controls that are currently in place for the site.

The proposed modification to the approved Concept Plan would result in changes to the Cobaki Town Centre only, and would not result in significant changes to other areas of the Estate as currently approved. The issues and potential impacts of the proposal are therefore relatively localised to the northern part of the site. It is important to note in the consideration of the proposal that it represents an amendment to an existing, approved scheme which has already been subject to substantial scrutiny and analysis. The consultation undertaken in respect of the modification has therefore taken a targeted approach, focussing on the areas and issues of specific relevance to the proposed new Town Centre which forms the subject of the application.

6.2 Proposed Consultation

It is anticipated that future consultation will be conducted with the following authorities:

- Tweed Shire Council (TSC);
- Gold Coast City Council (GCCC);
- NSW Roads and Maritime Services (NSW RMS);
- Transport for NSW (TfNSW);
- Queensland Department of Transport and Main Roads (QLD DTMR);
- NSW Office of Environment and Heritage (NSW OEH);
- NSW Environment Protection Agency (NSW EPA);
- Northern Rivers Catchment Management Authority (NRCMA);
- NSW Rural Fire Service (NSW RFS);
- NSW Office of Water (NSW OoW);
- NSW Department of Education and Communities (NSW DEC);
- Queensland Department of Education, Training and Employment (QLD DETE);
- Australian Government Department of Education and Training (DET);
- Queensland Airports Limited - Gold Coast Airport (QAL);
- NSW Department of Primary Industries (NSW DPI); and
- NSW Health, including Northern NSW Local Health District (NSW Health).

Further details of consultation undertaken in respect of the proposed modification, in accordance with statutory requirements is provided in the following sections.

References

- Bitzios 2011, Cross Border Traffic Master Plan, Bitzios, Gold Coast, viewed 16th June 2017, <http://www.tweed.nsw.gov.au/Download.aspx?Path=~/Documents/Community/Transportation/TSC01687_Cross_Border_Traffic_Master_Plan.pdf>
- Gold Coast City Council 2017a, Gold Coast Cycling Guide, GCC, Gold Coast, viewed 19th June 2017, <<http://www.goldcoast.qld.gov.au/documents/bf/gc-cycle-guide-full-version.pdf>>
- Gold Coast City Council 2017b, Light Rail Southern Gold Coast, GCC, Gold Coast, viewed 8th November 2017, <<https://www.gchaveyoursay.com.au/24711/documents/64978>>
- NSW Department of Planning & Environment 2017, North Coast Regional Plan 2036, NSW DoPE, Sydney, viewed 26th May 2017, <<http://www.planning.nsw.gov.au/~media/Files/DPE/Plans-and-policies/north-coast-2036-regional-plan-2017.ashx>>
- QLD Department of Transport & Main Roads 2017, Robina Tugun Rail Impact Assessment Study, QLD DT&MR, Brisbane, viewed 8th November 2017, <<https://www.tmr.qld.gov.au/Projects/Name/R/Robina-to-Tugun-Rail-Impact-Assessment-Study>>
- Tweed Shire Council 2017, Cycleways and Footpaths Map, TSC, Tweed Heads, viewed 16th June 2017, <http://www.tweed.nsw.gov.au/Documents/Community/Transportation/TSC00988_Cycleways_and_Footpaths_Map.pdf>

Appendix A - Landowner Consent



7 June 2017

Natasha Harras
Modification Assessments
NSW Department of Planning and Environment
320 Pitt Street
Sydney NSW 2001

Dear Natasha,

**06_0316 Cobaki Residential Community
Application to modify Concept Approval – request for SEARS**

We hereby confirm that AE Design Partnership Pty Ltd is authorised to submit an application on our behalf for SEARS with respect to increased building heights and the town centre design.

Yours faithfully

Reg van Rij
Regional Manager - Residential



Appendix B - Status of Concept Approvals and Modifications

Proposal:		Status:
06_0316	Concept Plan - Residential Community Development	Approved
	Mod 1 Changes to offset arrangements, Development Code and other minor matters Modification to the offsetting arrangements for Freshwater Wetlands and Wallum froglets, subsequent changes to relevant management plans and Statement of Commitments, minor modifications to Cobaki Development Code relating to bushfire management and other minor "housekeeping" matters.	Approved with Conditions
	Mod 2 Proposed University Concept plan modification for the Cobaki Residential Development to accommodate a university campus within the Town Centre of the Cobaki site.	Withdrawn
	Mod 3 Reclassification Seek the reclassification of the vegetation community within Precinct 6 and 7, currently classified as Swamp Sclerophyll Forest on Coastal Floodplains EEC.	SEARs Issued
	Mod 4 Various Modification 4 to Cobaki Estate Concept Plan (MP 06_0316 MOD 4). Modification request to: <ul style="list-style-type: none"> Alter State school site locations by removing two approved locations and providing one located within Precinct 6. Locate Registered Club in presently approved southern State school site and replacement of adjacent B2 zoning for Local Centre with R1 General Residential zoning. Locate a neighbourhood centre on Sandy Lane on the opposite side of Central Open Space. Locate Council Community Facilities in Town Centre area and provide Residential in its place in Precinct 17. Alter Condition C14 Restriction on Cats to allow the keeping of cats subject to existing Council Regulations 	Approved
	Mod 5 Water and Sewer Utility Provider Include provision for alternative Water and Sewer utility provider requiring modification to conditions A1, A3 and Schedule 3 as attached.	Approved
	Mod 6 Heights Change of Height Limit within Part of Precincts 11, 12, 15 and 17 (to up to 15 storeys).	SEARs Issued
	Mod 7 Planning Update of Cobaki Development Code to reference Standard Instrument land use definitions; Update of residential development controls within Section 3.0 of the development code; Update of subdivision development controls within Section 5.0 of the development code; Inclusion of MOD 4 Concept Plan and Development Matrix.	Approved
	Mod 8 Modification to the Concept Plan Approval to increase building heights by 8 to 12 storeys in Precincts 11, 12, 15 and 17 (as proposed under Modification 6) and in Precinct 5 for the Cobaki Residential Community Development.	More information Required to Issue SEARs
	Mod 9 Modifications to biodiversity offsets for Swamp Sclerophyll Forest and Lowland Rainforest on Coastal Floodplain.	Under Assessment

Proposal:		Status:
08_0200	<p>Project Application – Open Space</p> <p>Construction and subdivision of central open space area, including two lakes, rehabilitation of saltmarsh and freshwater wetlands, installation of stormwater drainage system, earthworks and construction of sportsfields.</p>	Approved
	<p>Mod 1 Changes to offsetting, commitments and winning of fill</p> <p>Modification to proposed offsetting arrangements for Freshwater Wetlands and Wallum Froglet, including subsequent changes to relevant management plans, conditions and statements of commitment. Modification to also approve the winning of fill from Precincts 1 and 2 for the construction of the central open space area.</p>	Approved with Conditions
	<p>Mod 2 Fill from Precincts 9 & 11</p> <p>Modification to allow extraction of fill from Precincts 9 and 11 for the construction of the central open space area. Modifications requested to Conditions 3, 4, 21A and 41.</p>	Approved
	<p>Mod 3 Filling of SSPP and extension of borrow areas</p> <p>Modification to include filling of the SSPP and extension to Precinct 9 Borrow Area -Conditions 3, 4 and 41.</p>	Approved
	<p>Mod 4 Water and Sewer Utility Provider</p> <p>include provision / ability of an alternative water and sewer utility provider to service the proposed development. modifications to conditions 7, 17, 58(d), Statement of Commitments are requested.</p>	Approved
	<p>Mod 5 Condition 39B</p> <p>Modification of Condition 39A and deletion of Condition 39B of Mod 2 to Project Approval Cobaki Estate 08_0200.</p>	Refused

Appendix C - Goals, Directions and Actions of the North Coast Regional Plan 2036 (NSW DoPE 2017)

GOALS	DIRECTIONS	ACTIONS
1. The most stunning environment in NSW	1. Deliver environmentally sustainable growth	1.1 Focus future urban development to mapped urban growth areas.
		1.2 Review areas identified as 'under investigation' within urban growth areas to identify and map sites of potentially high environmental value.
		1.3 Identify residential, commercial or industrial uses in urban growth areas by developing local growth management strategies endorsed by the Department of Planning and Environment.
		1.4 Prepare land release criteria to assess appropriate locations for future residential, commercial and industrial uses.
	2. Enhance biodiversity, coastal and aquatic habitats, and water catchments	2.1 Focus development to areas of least biodiversity sensitivity in the region and implement the 'avoid, minimise, offset' hierarchy to biodiversity, including areas of high environmental value.
		2.2 Ensure local plans manage marine environments, water catchment areas and groundwater sources to avoid potential development impacts.
		3.1 Reduce the risk from natural hazards, including the projected effects of climate change, by identifying, avoiding and managing vulnerable areas and hazards.
	3. Manage natural hazards and climate change	3.2 Review and update floodplain risk, bushfire and coastal management mapping to manage risk, particularly where urban growth is being investigated.
		3.3 Incorporate new knowledge on regional climate projections and related cumulative impacts in local plans for new urban development.
		4.1 Diversify the energy sector by identifying renewable energy resource precincts and infrastructure corridors with access to the electricity network.
	4. Promote renewable energy opportunities	4.2 Enable appropriate smaller-scale renewable energy projects using bio-waste, solar, wind, small-scale hydro, geothermal or other innovative storage technologies.
		4.3 Promote appropriate smaller and community-scale renewable energy projects.

GOALS	DIRECTIONS	ACTIONS
2. A thriving, interconnected economy	5. Strengthen communities of interest and cross-regional relationships	5.1 Collaborate on regional and intra-regional housing and employment land delivery, and industry development.
		5.2 Integrate cross-border land use planning between NSW and South East Queensland, and remove barriers to economic, housing and jobs growth.
		5.3 Encourage ongoing cooperation and land use planning between the City of Gold Coast and Tweed Shire Council.
		5.4 Prepare a regional economic development strategy that drives economic growth opportunities by identifying key enabling infrastructure and other policy interventions to unlock growth.
	6. Develop successful centres of employment	6.1 Facilitate economic activity around industry anchors such as health, education and airport facilities by considering new infrastructure needs and introducing planning controls that encourage clusters of related activity.
		6.2 Promote knowledge industries by applying flexible planning controls, providing business park development opportunities and identifying opportunities for start-up industries.
		6.3 Reinforce centres through local growth management strategies and local environmental plans as primary mixed-use locations for commerce, housing, tourism, social activity and regional services.
		6.4 Focus retail and commercial activities in existing centres and develop place-making focused planning strategies for centres.
		6.5 Promote and enable an appropriate mix of land uses and prevent the encroachment of sensitive uses on employment land through local planning controls.
		6.6 Deliver an adequate supply of employment land through local growth management strategies and local environmental plans to support jobs growth.
		6.7 Ensure employment land delivery is maintained through an annual North Coast Housing and Land Monitor.

GOALS	DIRECTIONS	ACTIONS
	7. Coordinate the growth of regional cities	<p>7.1 Prepare action plans for regional cities that:</p> <ul style="list-style-type: none"> • ensure planning provisions • promote employment growth and • greater housing diversity; • promote new job opportunities • that complement existing • employment nodes around • existing education, health and • airport precincts; • identify infrastructure constraints • and public domain improvements • that can make areas more • attractive for investment; and • deliver infrastructure and • coordinate the most • appropriate staging and • sequencing of development.
	8. Promote the growth of tourism	<p>8.1 Facilitate appropriate large-scale tourism developments in prime tourism development areas such as Tweed Heads, Tweed Coast, Ballina, Byron Bay, Coffs Harbour and Port Macquarie.</p> <p>8.2 Facilitate tourism and visitor accommodation and supporting land uses in coastal and rural hinterland locations through local growth management strategies and local environmental plans.</p> <p>8.3 Prepare destination management plans or other tourism-focused strategies that:</p> <ul style="list-style-type: none"> • identify culturally appropriate Aboriginal tourism opportunities; • encourage tourism development in natural areas that support conservation outcomes; and • strategically plan for a growing international tourism market. <p>8.4 Promote opportunities to expand visitation to regionally significant nature-based tourism places, such as Ellenborough Falls, Dorrigo National Park, Wollumbin-Mount Warning National Park, Iluka Nature Reserve and Yuraygir Coastal Walk.</p> <p>8.5 Preserve the region's existing tourist and visitor accommodation by directing permanent residential accommodation away from tourism developments, except where it is ancillary to existing tourism developments or part of an area otherwise identified for urban expansion in an endorsed local growth management strategy.</p>

GOALS	DIRECTIONS	ACTIONS
	9. Strengthen regionally significant transport corridors	<p>9.1 Enhance the competitive value of the region by encouraging business and employment activities that leverage major inter-regional transport connections, such as the Pacific Highway, to South East Queensland and the Hunter.</p> <p>9.2 Identify buffer and mitigation measures to minimise the impact of development on regionally significant transport infrastructure including regional and state road network and rail corridors.</p> <p>9.3 Ensure the effective management of the State and regional road network by:</p> <ul style="list-style-type: none"> preventing development directly adjoining the Pacific Highway; preventing additional direct 'at grade' access to motorway-class sections of the Pacific Highway; locating highway service centres on the Pacific Highway at Chinderah, Ballina, Maclean, Woolgoolga, Nambucca Heads, Kempsey and Port Macquarie, approved by the Department of Planning and Environment and Roads and Maritime Services; and identifying strategic sites for major road freight transport facilities.
	10. Facilitate air, rail and public transport infrastructure	<p>10.1 Deliver airport precinct plans for Ballina-Byron, Lismore, Coffs Harbour and Port Macquarie that capitalise on opportunities to diversify and maximise the potential of value-adding industries close to airports.</p> <p>10.2 Consider airport-related employment opportunities and precincts that can capitalise on the expansion proposed around Gold Coast Airport.</p> <p>10.3 Protect the North Coast Rail Line and high-speed rail corridor to ensure network opportunities are not sterilised by incompatible land uses or land fragmentation.</p> <p>10.4 Provide public transport where the size of the urban area has the potential to generate sufficient demand.</p> <p>10.5 Deliver a safe and efficient transport network to serve future release areas.</p>
	11. Protect and enhance productive agricultural lands	<p>11.1 Enable the growth of the agricultural sector by directing urban and rural residential development away from important farmland and identifying locations to support existing and small-lot primary production, such as horticulture in Coffs Harbour.</p>

GOALS	DIRECTIONS	ACTIONS
3. Vibrant and engaged communities	12. Grow agribusiness across the region	11.2 Deliver a consistent management approach to important farmland across the region by updating the Northern Rivers Farmland Protection Project (2005) and Mid North Coast Farmland Mapping Project (2008).
		11.3 Identify and protect intensive agriculture clusters in local plans to avoid land use conflicts, particularly with residential and rural residential expansion.
		11.4 Encourage niche commercial, tourist and recreation activities that complement and promote a stronger agricultural sector, and build the sector's capacity to adapt to changing circumstances.
		11.5 Address sector-specific considerations for agricultural industries through local plans.
		12.1 Promote the expansion of food and fibre production, agrichemicals, farm machinery, wholesale and distribution, freight and logistics, and processing through flexible planning provisions in local growth management strategies and local environmental plans.
	13. Sustainably manage natural resources	12.2 Encourage the co-location of intensive primary industries, such as feedlots and compatible processing activities.
		12.3 Examine options for agribusiness to leverage proximity from the Gold Coast and Brisbane West Wellcamp airports.
		12.4 Facilitate investment in the agricultural supply chain by protecting assets, including freight and logistics facilities, from land use conflicts arising from the encroachment of incompatible land uses.
		13.1 Enable the development of the region's natural, mineral and forestry resources by directing to suitable locations land uses such as residential development that are sensitive to impacts from noise, dust and light interference.
	14. Provide greater places to live and work	13.2 Plan for the ongoing productive use of lands with regionally significant construction material resources in locations with established infrastructure and resource accessibility.
		14.1 Prepare precinct plans in growth areas, such as Kingscliff, or centres bypassed by the Pacific Highway, such as Woodburn and Grafton, to guide development and establish appropriate land use zoning, development standards and developer contributions.
		14.2 Deliver precinct plans that are consistent with the Precinct Plan Guidelines (Appendix C).

GOALS	DIRECTIONS	ACTIONS
	15. Develop health, safe, socially engaged and well-connected communities	15.1 Deliver best-practice guidelines for planning, designing and developing healthy built environments that respond to the ageing demographic and subtropical climate.
		15.2 Facilitate more recreational walking and cycling paths and expand interregional and intra-regional walking and cycling links, including the NSW Coastline Cycleway.
		15.3 Implement actions and invest in boating infrastructure priorities identified in regional boating plans to improve boating safety, boat storage and waterway access.
		15.4 Create socially inclusive communities by establishing social infrastructure benchmarks, minimum standards and social impact assessment frameworks within local planning.
		15.5 Create socially inclusive communities by establishing social infrastructure benchmarks, minimum standards and social impact assessment frameworks within local planning.
	16. Collaborate and partner with Aboriginal communities	16.1 Develop partnerships with Aboriginal communities to facilitate engagement during the planning process, including the development of engagement protocols.
		16.2 Ensure Aboriginal communities are engaged throughout the preparation of local growth management strategies and local environmental plans.
	17. Increase the economic self-determination of Aboriginal communities	17.1 Deliver opportunities to increase the economic independence of Aboriginal communities through training, employment and tourism.
		17.2 Foster closer cooperation with Local Aboriginal Land Councils to identify the unique potential and assets of the North Coast communities.
		17.3 Identify priority sites with economic development potential that Local Aboriginal Land Councils may wish to consider for further investigation.
	18. Respect and protect the North Coast's Aboriginal heritage	18.1 Ensure Aboriginal objects and places are protected, managed and respected in accordance with legislative requirements and the wishes of local Aboriginal communities.
		18.2 Undertake Aboriginal cultural heritage assessments to inform the design of planning and development proposals so that impacts to Aboriginal cultural heritage are minimised and appropriate heritage management mechanisms are identified.

GOALS	DIRECTIONS	ACTIONS
4. Great housing choice and lifestyle options	19. Protect historic heritage	18.3 Develop local heritage studies in consultation with the local Aboriginal community, and adopt appropriate measures in planning strategies and local plans to protect Aboriginal heritage.
		18.4 Prepare maps to identify sites of Aboriginal heritage in ‘investigation’ areas, where culturally appropriate, to inform planning strategies and local plans to protect Aboriginal heritage.
		19.1 Ensure best-practice guidelines are considered such as the Australia International Council on Monuments and Sites (ICOMOS) Charter for Places of Cultural Significance and the NSW Heritage Manual when assessing heritage significance.
		19.2 Prepare, review and update heritage studies in consultation with the wider community to identify and protect historic heritage items, and include appropriate local planning controls.
	20. Maintain the region’s distinctive built character	19.3 Deliver the adaptive or sympathetic use of heritage items and assets.
		20.1 Deliver new high-quality development that protects the distinct character of the North Coast, consistent with the North Coast Urban Design Guidelines (2009).
		20.2 Review the North Coast Urban Design Guidelines (2009).
	21. Coordinate local infrastructure delivery	21.1 Undertake detailed infrastructure service planning to support proposals for new major release areas.
		21.2 Maximise the cost-effective and efficient use of infrastructure by directing development towards existing infrastructure or promoting the co-location of new infrastructure.
	22. Deliver greater housing supply	22.1 Deliver an appropriate supply of residential land within local growth management strategies and local plans to meet the region’s projected housing needs.
22.2 Facilitate housing and accommodation options for temporary residents by: <ul style="list-style-type: none">• preparing planning guidelines for• seasonal and itinerant workers• accommodation to inform the• location and design of future• facilities; and• working with councils to consider• opportunities to permit such• facilities through local• environmental plans.		

GOALS	DIRECTIONS	ACTIONS
	23. Increase housing diversity and choice	<p>22.3 Monitor the supply of residential land and housing through the North Coast Housing and Land Monitor.</p> <p>23.1 Encourage housing diversity by delivering 40 per cent of new housing in the form of dual occupancies, apartments, townhouses, villas or dwellings on lots less than 400 square metres, by 2036.</p> <p>23.2 Develop local growth management strategies to respond to changing housing needs, including household and demographic changes, and support initiatives to increase ageing in place.</p>
	24. Deliver well-planned rural residential housing areas	<p>24.1 Facilitate the delivery of well-planned rural residential housing areas by:</p> <ul style="list-style-type: none"> identifying new rural residential areas in a local growth management strategy or rural residential land release strategy endorsed by the Department of Planning and Environment; and ensure that such proposals are consistent with the Settlement Planning Guidelines: Mid and Far North Coast Regional Strategies (2007) or land release criteria (once finalised). <p>24.2 Enable sustainable use of the region's sensitive coastal strip by ensuring new rural residential areas are located outside the coastal strip, unless already identified in a local growth management strategy or rural residential land release strategy endorsed by the Department of Planning and Environment.</p>
	25. Deliver more opportunities for affordable housing	<p>25.1 Deliver more opportunities for affordable housing by incorporating policies and tools into local growth management strategies and local planning controls that will enable a greater variety of housing types and incentivise private investment in affordable housing.</p> <p>25.2 Prepare guidelines for local housing strategies that will provide guidance on planning for local affordable housing needs.</p>